Development Management - Delegated Officer Report

Application Number: AWDM/1372/18 Recommendation – APPROVE

Site: 7 Fowey Close, Shoreham-By-Sea, West Sussex

Proposal: Erection of detached outbuilding to provide granny annexe/home office to replace existing detached garage in rear garden.

Date of site visit: 2nd October 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a cul de sac of similar properties on Shoreham Beach. Set back to the side of the bungalow is an existing detached single garage. Permission is sought to demolish the garage and to build a single storey, detached structure to be used as a granny annex/home office. The plans show the building to be the same width yet slightly longer and the highest point of the roof being higher than the existing garage, reducing down in height with a monopitch roof. Amended plans have been received which show the building to be increased in width by 300mm from that originally submitted, these plans are for consideration here. A door and window are proposed to the front with porthole style openings on the side facing onto the garden. There is a shower room within the new building.

Adur and Worthing Councils: Environmental Health: - A precautionary condition relating to contaminated land and PFA informative is recommended.

Representations

1 Email representation received, from owner occupier of 116 Old Fort Road.

Objects to the application as there is a loss of a garage and no replacement. The bedroom will require additional parking and none is shown. The water feed for new shower room is not shown. The plans should be rejected.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

As with the existing garage building the proposed building is set back to the side of the property. It is behind double gates. Despite it being deeper and slightly wider it will not be clearly visible within the street scene. The removal of the garage door will have no impact upon the character and appearance of the dwelling or street scene. The garage as existing does not match the adjacent garage at the neighbouring property, therefore this variation is not significant.

Residential amenity

The main properties to be affected are nos. 11 and 13 The Burrells to the rear and no. 6 Fowey Close to the south, adjacent. The proposed building will come closer to the boundary to the rear than the existing garage. There is a building beyond the rear boundary. It is not considered that the changes to the dimensions of the proposed building will result in any greater impact upon the occupiers of the neighbouring properties than the garage building as existing. There would be no significant detrimental impact. The proposed building is adjacent to the garage at no. 6 Fowey Close to the south. The building will project forward of the neighbouring garage, again this is not considered to have any significant detrimental impact.

With regards to the proposed use of the new building, the plans state a granny annex and home office use. With shower room facilities only this suggests an ancillary use. The use of the building would be ancillary and incidental to the use of the main dwelling with no use as a separate dwelling and no persons to be employed from the building. A condition is attached to ensure that this is the case. Used in this way the building will not give rise to any activity which would be out of character with the locality not would it be detrimental to the amenities of the adjacent occupiers.

With regards to the objection referred to above, the loss of the garage is acceptable and would not be justification for a refusal. There is parking in the driveway and on street within the cul de sac if necessary. The water connection is not a planning matter here.

Recommendation

APPROVE

Subject to Conditions:-

1. standard time limit
2. materials to match
3. restriction of windows

4. ancillary use only
5. approved plans

Is recommendation contrary to letter(s) of representation? N

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. PFA informative
3. Precautionary land contamination informative.

Case Officer: Hannah Barker Date: 9th October 2018

Authorised by: Peter Barnett Date: 10 October 2018